

Fill in this information to identify the case:

Debtor 1 Michael Frantz PhillipsDebtor 2 Rochelle Phillips
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 19-12980

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: PNC BANK, N.A.Court claim no. (if known): 3Last 4 digits of any number you use to
identify the debtor's account:2 0 3 7

Date of payment change:

Must be at least 21 days after date
of this notice07/01/2023

New total payment:

\$ 978.26

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____Current escrow payment: \$ 603.63New escrow payment: \$ 632.09**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Michael Frantz Phillips Case number (if known) 19-12980
First Name Middle Name Last Name

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☒ I am the creditor.
☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ Vicki Pringle

Signature

Date 05/19/2023

Print: Vicki Pringle
First Name Middle Name Last Name

Title Default Support Specialist

Company PNC BANK, NA

Address 3232 NEWMARK DRIVE
Number Street
MIAMISBURG OH 45342
City State ZIP Code

Contact phone 866-754-0659

Email bankruptcy@pnc.com

MICHAEL F PHILLIPS
207 1/2 S 14TH ST
ALLEN TOWN PA 18102-4613

LOAN NUMBER: [REDACTED]
PREPARED: April 03, 2023

CUSTOMER SERVICE 1-800-822-5626

pnc.com/mortgagecustomercare

Your Escrow Summary

Real Estate Settlement Procedures Act (RESPA) guidelines require us to provide you with an Annual Escrow Analysis Statement which includes all of your escrow disbursements from the previous year, as well as your estimated escrow disbursements for the upcoming year. All of the information that is provided on your enclosed annual escrow analysis statement is regulated by RESPA and cannot be changed. In an effort to simplify the escrow account information and monthly payment information that is calculated on the original document, we have also included this summary which will provide you with a quick snapshot of your actual escrow analysis statement. Please note that increases or decreases in your property taxes and/or insurance premiums will result in a change in your monthly payment amount, and may result in an escrow shortage or surplus.

	<u>New Monthly Payment</u>	<u>Current Monthly Payment</u>
Payment Effective Date	June, 2023	June, 2022
Payment Amount	\$978.26	\$949.80
<u>Monthly Payment Breakdown</u>	<u>New Monthly Payment</u>	<u>Current Monthly Payment</u>
Principal & Interest	\$346.17	\$346.17
Escrow Items	\$579.81	\$537.80
Escrow Surplus/Shortage Amount	\$52.28	\$65.83
Total Monthly Payment	\$978.26	\$949.80
<u>Monthly Escrow Collection Amount</u>	<u>New Monthly Collection Amount</u>	<u>Current Monthly Collection Amount</u>
Monthly Tax Amount	\$314.48	\$304.60
Monthly Insurance Amount	\$265.33	\$233.21
Monthly MIP/PMI Amount	\$0.00	\$0.00
Monthly Surplus/Shortage Amount	\$52.28	\$65.83
Total Monthly Escrow Amount	\$632.09	\$603.63
<u>Annual Escrow Collection Amount</u>	<u>New Annual Collection Amount</u>	<u>Current Annual Collection Amount</u>
Annual Tax Amount	\$3,773.77	\$3,655.16
Annual Insurance Amount	\$3,183.92	\$2,798.49
Annual MIP/PMI Amount	\$0.00	\$0.00
Total Annual Escrow Collection Amount	\$6,957.69	\$6,453.65

Please see reverse for more information and Frequently Asked Questions about escrow analysis.

Frequently Asked Questions

Why did my payment change?

An increase or decrease in your payment may be a result of an increase or decrease in your property taxes and / or insurance premiums and may result in an escrow shortage or surplus. An increase or decrease in your taxes may be due to a property reassessment, a change in the tax rate, a change in an exemption or a special assessment. An increase or decrease in your hazard insurance premium may be caused by a change in / or amount of your insurance coverage, or an increase in your insurance rate.

Can my mortgage company provide me with information concerning why there were changes in my tax payments, special assessments, or insurance premiums?

We apologize but your mortgage company does not have information as to why your taxes insurance or special assessments have changed. Please contact your local tax office or your insurance agent for further assistance.

What should I do if I receive a tax bill?

If you have an escrow account for taxes and the bill is for the current taxes due, we will obtain the tax bills from the tax collector. If you have an escrow account for taxes and the tax bill is for delinquent taxes due, please call us at 1-800-822-5626. If it is necessary to send a copy of your tax bill to us, please include your loan number and forward it to:

*PNC Bank
Attn: Tax Department-B6-YM13-01-7
P.O. Box 1804
Dayton, OH 45401-1804*

- PA, CA, VA, MD, NJ, ID, IA, ME, and CT Customers: Supplemental or special / additional assessment tax is not escrowed. You will be responsible for paying these bills.

What should I do if I receive an insurance renewal notice and a bill requesting payment?

If you have an escrow account for insurance, please forward a copy of your bill with your loan number to:

*PNC Bank, NA
ISAOA ATIMA
P.O. Box 7433
Springfield, OH 45504
1-888-229-5429*

If there is a shortage in my escrow account, what should I do?

The shortage in your recent escrow analysis was automatically spread across upcoming payments, interest free. However, if you wish to discuss options that do not result in an increase in your payment, please contact us via the following options. Visit a local Branch, visit our Online Banking, or call our Customer Care team.

My payment is deducted from my checking account each month, if my payment changed do I need to do anything to adjust the payment amount currently being deducted?

If your payment is deducted from your checking account each month, the new payment amount will automatically be deducted from your account.

For future reference, please note the following methods available for you to contact us:

Website / Online Loan Information Account Access 24 hours a day – 7 days a week pnc.com/mortgagecustomercare	Voice Connect / Customer Service Convenient • Toll-Free • Easy-To-Use 1-800-822-5626
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Mailing Addresses:

Customer Service Inquiries PNC Bank, NA Attn: Customer Service Research B6-YM07-01-7 P.O. Box 1820 Dayton, OH 45401-1820 <small>PNC Bank, a division of PNC Bank, National Association</small>	Overnight / Express Mail Payments C/O PNC Bank Lockbox 771021 350 East Devon Ave Itasca, IL 60143
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LOAN NUMBER:

DATE:

April 03, 2023

PROPERTY ADDRESS:

207 1/2 S 14TH ST
ALLENTOWN, PA 18102

MICHAEL F PHILLIPS
207 1/2 S 14TH ST
ALLENTOWN PA 18102-4613

CURRENT MONTHLY MORTGAGE PAYMENT

Principal & Interest	346.17
Escrow	537.80
Prorated Escrow Shortage	65.83
Total Payment	949.80

NEW PAYMENT INFORMATION

Principal & Interest	346.17
Escrow	579.81
Prorated Escrow Shortage	52.28
Total Payment	978.26
New Payment Effective Date	06/01/23

COMING YEAR ESCROW PROJECTION

This statement provides a detailed summary of activity related to your escrow account. PNC Bank maintains your escrow account to pay such items as property taxes, insurance premiums, and mortgage insurance.

This section lists a 12-month running escrow balance to determine the appropriate target balance and to determine if a shortage or surplus exists. This is a projection of the anticipated activity in your escrow account for the coming 12 months.

ANTICIPATED ESCROW DISBURSEMENT		PAYMENTS TO ESCROW		PAYMENTS FROM ESCROW		CUR BAL PROJECTION	REQ BAL PROJECTION
TAXES		MONTH	DESCRIPTION				
CITY TAX	\$2,356.62		BEGINNING BALANCE			1,149.50	1,776.81
HAZARD INS	\$1,023.74	June				1,729.31	2,356.62
COUNTY TAX	\$3,183.92	July				2,309.12	2,936.43
	\$393.41	August	SCHOOL TAX	2,356.62	532.31 *	1,159.62 **	
		September				1,112.12	1,739.43
		October				1,691.93	2,319.24
		November				2,271.74	2,899.05
		December				2,851.55	3,478.86
		January				3,431.36	4,058.67
		February				4,011.17	4,638.48
		March	CITY TAX	1,023.74	3,567.24	4,194.55	
		April	HAZARD INS	3,183.92	963.13	1,590.44	
		May	COUNTY TAX	393.41	1,149.53	1,776.84	

CALCULATION OF ESCROW ADJUSTMENT	
BEGINNING PROJECTED BALANCE	\$1,149.50
BEGINNING REQUIRED BALANCE	\$1,776.81

ESCROW SHORTAGE \$627.31

The required minimum balance allowed by federal law (RESPA) is two times your monthly escrow payment (excluding MIP/PMI), unless your mortgage document or state law specifies a lower amount.

MORE INFORMATION ON REVERSE SIDE

IMPORTANT MESSAGES

The shortage in your recent escrow analysis was automatically spread across your upcoming payments, interest free. However, if you wish to discuss options that do not result in an increase in your payment, please contact us via the following options: Visit a local Branch, visit our Online Banking, or call our Customer Care team.

Make your check, money order or cashier's check payable to PNC Bank. All Payments must be funds from a U.S. Bank Account and are subject to PNC's acceptance. Do NOT send cash by mail.

We understand that you have filed for bankruptcy and have not yet received a discharge. None of the information requested in this statement will be used for the collection of any debts or for purposes prohibited by the Bankruptcy Code or other applicable Federal or state law.

INTERNET REPRINT



How to contact us or make your monthly Mortgage payments:



Make your check, money order or cashier's check payable to PNC Bank and include your loan number and allocation instructions on memo line. Do not send cash by mail.

Regular Mail:
PNC Mortgage
Payments
P.O. Box 771021
Chicago, IL 60677

Overnight:
C/O PNC Bank
Lockbox 771021
350 East Devon Ave
Itasca, IL 60143



Online Banking Payments:
pnc.com/mortgagecustomercare



We are here, if you have questions or need assistance, please contact our Customer Care Center at 1-800-822-5626.
Monday-Thursday 8:00 a.m. - 9:00 p.m. ET
Friday 8:00 a.m. - 5:00 p.m. ET
Saturday 9:00 a.m. - 2:00 p.m. ET
You can also visit your local PNC branch.

All payments must be funds from a U.S. Bank Account and are subject to PNC's acceptance.

DATE: April 3, 2023

Once during this analysis period, your required escrow balance should be reduced to a target balance of \$1,159.62, as it does in August. Under Federal law, your target balance should not exceed an amount equal to two months of escrow payments for taxes and insurance, unless your mortgage document or state law specifies a lower amount.

This is a projection of the activity for your escrow account from the Previous Analysis. This projection was based on the disbursements anticipated to be made from your escrow account. Compare this projection to the actual escrow activity in the Account History (summarized below).

Adjustments to the payment and differences between the anticipated and actual disbursements may prevent the actual balance from reaching the projected low escrow balance.

Date	Description	Payments	Disbursements	Balance
	BEGINNING BALANCE			1,700.22
06/22		537.80		2,238.02
07/22		537.80		2,775.82
08/22	SCHOOL TAX	537.80	2,238.01	1,075.61 **
09/22		537.80		1,613.41
10/22		537.80		2,151.21
11/22		537.80		2,689.01
12/22		537.80		3,226.81
01/23		537.80		3,764.61
02/23		537.80		4,302.41
03/23	CITY TAX	537.80	1,023.74	3,816.47
04/23	HAZARD INS	537.80	2,798.49	1,555.78
05/23	COUNTY TAX	537.80	393.41	1,700.17
TOTAL		6,453.60	6,453.65	

This is a statement of actual escrow account activity from May 2022 through May 2023. Compare it to the Projected Activity from the Previous Analysis which appears above the Account History.

Date	Description	Payments	Disbursements	Balance
	BEGINNING BALANCE			-1,653.57
05/22	COUNTY TAX	1,510.32	393.41	-1,653.57
06/22		503.44		-1,150.13
07/22		1,006.88		-143.25
08/22	SCHOOL TAX		2,356.62 *	-2,499.87
09/22		1,006.88		-1,492.99
11/22		603.63		-889.36
01/23		3,018.15		2,128.79
03/23	CITY TAX		1,023.74	1,105.05
03/23	HAZARD INS		3,183.92 *	-2,078.87
04/23		3,018.15 e	*	939.28
05/23	COUNTY TAX	603.63 e	393.41 e	1,149.50
TOTAL		11,271.08	7,351.10	

"e" Indicates estimates for future payments or disbursements.

If you have any questions about this analysis statement, please visit us at pnc.com/mortgagecustomercare to send us an email, write to us at PNC Bank, Attention: Customer Service Research; B6-YM07-01-7, PO Box 1820; Dayton, OH 45401 or call our Customer Service Department toll free number 1-800-822-5626.

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
(Reading)

IN RE: Michale Frantz Phillips Rochelle Phillips		Case No: 19-12980 Judge: Patricia M. Mayer Chapter 13
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CERTIFICATE OF SERVICE OF
Notice of Mortgage Payment Change

I, the undersigned, hereby certify that, on May 19, 2023, a true and correct copy of the Notice of Mortgage Payment Change was electronically served upon the following using the Court's CM/ECF system:

Debtor's Attorney: **Kevin K Kercher**
Trustee: Scott F Waterman
Office of the United States Trustee

Further, I certify that, on May 19, 2023, a true and correct copy of the Notice of Mortgage Payment Change was forwarded via U.S. Mail, first class postage prepaid and properly addressed to the following at the address shown below:

Michael Frantz Phillips
Rochelle Phillips

207 ½ S 14th St. Allentown PA 18102

By: /s/ Vicki Pringle
Vicki Pringle
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg Ohio 45342
866-754-0659